

013.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

907,900 /

907,900

USE VALUE:

907,900 /

907,900

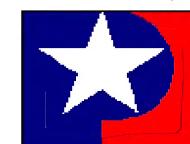
ASSESSED:

907,900 /

907,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
Properties Inc.

No	Alt No	Direction/Street/City
23-25		BURCH ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GONDOLFE JOSEPH M & PATRICIA A	
Owner 2:		
Owner 3:		

Street 1: 28642 SHARON LOUISE
Street 2: HIGH MEADOW RANCH

Twn/City: MAGNOLIA

St/Prov: TX Cntry: Own Occ: N
Postal: 77355 Type:

PREVIOUS OWNER

Owner 1: GIOIOSA JOSEPHINE F/ETAL -
Owner 2: GONDOLFE JOSEPH M -
Street 1: 579 HEMENWAY STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: N
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2548 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4950.000	448,000	5,100	454,800	907,900	

Total Card	0.114	448,000	5,100	454,800	907,900	Entered Lot Size
Total Parcel	0.114	448,000	5,100	454,800	907,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	356.32	/Parcel:	356.3	Land Unit Type:
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Parcel ID 013.0-0008-0004.0

!1316!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,100	5100	4,950.	454,800	908,000	908,000	Year End Roll	12/18/2019
2019	104	FV	345,500	5100	4,950.	483,200	833,800	833,800	Year End Roll	1/3/2019
2018	104	FV	345,500	5100	4,950.	352,500	703,100	703,100	Year End Roll	12/20/2017
2017	104	FV	323,600	5100	4,950.	307,000	635,700	635,700	Year End Roll	1/3/2017
2016	104	FV	323,600	5100	4,950.	261,500	590,200	590,200	Year End	1/4/2016
2015	104	FV	287,400	5100	4,950.	255,800	548,300	548,300	Year End Roll	12/11/2014
2014	104	FV	287,400	5100	4,950.	210,300	502,800	502,800	Year End Roll	12/16/2013
2013	104	FV	298,500	5100	4,950.	200,100	503,700	503,700		12/13/2012

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIOIOSA JOSEPHI	1187-72		11/28/2012	Family	285,000	No	No		
GIOIOSA JOSEPHI	1187-729		5/12/1998	Family		1	No	No	Concetta Gondolfe dod 09/25/2008

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2017	429	Porch	64,000	C				REPLACE REAR PORCH
9/15/2016	1124	Siding	18,250	C				replace damaged shi
1/16/2013	72	Manual	17,750	C				
1/16/2013	71	Redo Kit	17,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average																																																																																																													
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Good																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																																																																																																										
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																																																																																																								
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																									
View / Desir:				Frl:	Rating:			Other																																																																																																										
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																										
Grade: C - Average								Lvl 2																																																																																																										
Year Blt: 1927	Eff Yr Blt:							Lvl 1																																																																																																										
Alt LUC:	Alt %:							Lower																																																																																																										
Jurisdct: G14	Fact: .																																																																																																																	
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																																						
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL																																																																																																						
INTERIOR INFORMATION				Total Units:				Interior:	1	6	3																																																																																																							
Avg Ht/FL: STD				Floor:				Additions:	1	5	2																																																																																																							
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:																																																																																																										
Sec Int Wall:		%		Name:				Baths:																																																																																																										
Partition: T - Typical								Plumbing:																																																																																																										
Prim Floors: 3 - Hardwood								Electric:																																																																																																										
Sec Floors:		%		Total:	31	%		Heating:																																																																																																										
Bsmnt Flr: 12 - Concrete								General:	2	11	5																																																																																																							
Subfloor:				CALC SUMMARY																																																																																																														
Bsmnt Gar:				Basic \$ / SQ: 170.00																																																																																																														
Electric: 3 - Typical				Size Adj.: 1.06208789				COMPARABLE SALES																																																																																																										
Insulation: 2 - Typical				Const Adj.: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																						
Int vs Ext: S				Adj \$ / SQ: 176.944																																																																																																														
Heat Fuel: 1 - Oil				Other Features: 103500																																																																																																														
Heat Type: 5 - Steam				Grade Factor: 1.00																																																																																																														
# Heat Sys: 2				NBHD Inf: 1.00000000																																																																																																														
% Heated: 100		% AC:		NBHD Mod:																																																																																																														
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00																																																																																																														
% Com Wall		% Sprinkled:		Adj Total: 649254					Juris. Factor: 1.00	Before Depr: 176.94																																																																																																								
				Depreciation: 201269					Special Features: 0	Val/Su Net: 104.72																																																																																																								
				Depreciated Total: 447985					Final Total: 448000	Val/Su SzAd: 175.82																																																																																																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
SPEC FEATURES/YARD ITEMS																																																																																																																		
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3	Garage	D	Y		120X20	A	AV	1927	21.25	T	40	104			5,100		5,100																																																																																																	
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100																																																																																																										
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